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## Description

We are delighted to offer this well-maintained, purpose-built first-floor apartment, ideally situated in one of Worthing's most sought-after residential areas, just a short distance from the town centre. One of only four apartments in the building to boast a larger south-facing balcony, this spacious home offers views of the English Channel.

The accommodation includes two generous double bedrooms, a bright lounge/diner opening onto an enclosed balcony with sea views, a separate kitchen, a master bedroom with en suite, and a modern family bathroom. Additional benefits include double glazing throughout, electric heating, a private garage, and a long lease.

## Key Features

- First Floor Seafront Apartment
- Master with En Suite Shower Room
- Spacious Lounge/Dining Room
- Modern Bathroom
- Garage
- Two Double Bedrooms
- Town Centre Location & Sea Views
- Large Enclosed South Facing Balcony
- Communal Gardens
- Council Tax Band E



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### **Communal Entrance Hallway**

With access to lift and stairs to all floors. Front door to:

### **Spacious L-Shaped Hallway**

With radiator, cloak cupboard with hanging rail, telephone intercom system, airing cupboard with slatted shelves, hot water pre-lagged copper cylinder and boiler, and a further storage cupboard with hooks.

### **Lounge/Dining Room**

**5.67 x 3.87 (18'7" x 12'8")**

Full width double glazed window with glorious sea views, radiator, TV point, space for dining table, coving, wall mounted thermostat, double glazed door to:

### **Large Enclosed Balcony**

With fantastic views of the well maintained gardens and English channel.

### **Kitchen**

**3.41 x 2.66 (11'2" x 8'8")**

A range of white fronted base and wall units., roll top work surfaces incorporating a stainless steel sink with mixer tap, fitted Bosch double oven and electric hob. Neff extractor fan over, space and plumbing for washing machine, integrated fridge freezer, coving, radiator, double glazed window, service hatch, and tiled splash back.

### **Bedroom One**

**5.29 x 3.32 (17'4" x 10'10")**

Radiator, double glazed window, built in wardrobes with folding mirror fronted doors, hanging and shelving space.

### **En Suite Shower Room**

Fitted shower cubicle with sliding door, fitted shower, basin set in a vanity unit, concealed cistern low flush WC, shaving mirror, shaver point, coving, storage cupboard, and radiator.

### **Bedroom Two**

**4.1 x 2.21 (13'5" x 7'3")**

Radiator, double glazed window, coving, fitted wardrobes with sliding mirror fronted doors with shelving and hanging space.

### **Bathroom**

Panel enclosed bath with handles and mixer taps, basin with mixer taps set in vanity unit, low flush WC, tiled splash back walls, coving, and heated towel rail.

### **Communal Gardens**

Well maintained communal gardens.

### **Garage**

Garage in compound to the rear with power, light and up and over door.

### **Tenure**

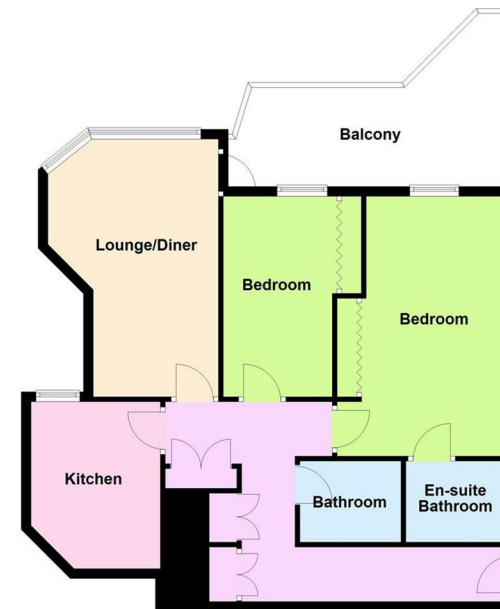
Leasehold with 963 years remaining. Maintenance: £3,200 per annum





## Floor Plan West Parade

**Ground Floor**  
Approx. 77.6 sq. metres (834.9 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	68
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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